



# THORNEY

*Village Design Statement*



This document has been written by the Thorney Village Design Statement Group with the financial support of Thorney Parish Council. Material Consideration adopted by Peterborough City Council on 7th September 2005.



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# 1. PURPOSE OF THE VILLAGE DESIGN STATEMENT

A Village Design Statement (VDS) is an opportunity for communities to help identify the special character of their village and provide guidelines to ensure that future development does not harm this character. It should be applicable to all forms of development.

The Peterborough Local Plan (First Replacement) 2005 states that any new development should be in keeping with the character of the area but this does not define the character of individual villages. Even small proposals for change can often have a profound impact on the character of an area.

The guidance of the VDS is intended for use by persons wishing to build, alter or extend buildings in Thorney. The VDS identifies the special elements, which have made the village what it is today. It aims to encourage people to consider the impact any repairs and alterations to property may have on the character of the village as a whole.

The information in the VDS should prove valuable to a wide variety of groups and ensure that the essential character of Thorney is maintained and enhanced in the future. The document attempts to ensure that any past developments that have had a negative impact on the village are not repeated, whilst ensuring that future development is of a high quality.

The Thorney residents, who have written the VDS have based their work on local knowledge and information. A survey of the built environment supported by Peterborough Environment City Trust (PECT) has been used to provide specific details to underpin the contents of the document.

The first draft of the VDS was presented to Thorney residents at a Public Exhibition in February 2004. The document continued to be on deposit at the Thorney Library until April 2004. A wide variety of responses were received and these have been taken into consideration in the further development of this statement.

**Peterborough City Council will use the VDS as a material consideration during the processing of planning applications.**

The VDS is intended for use by a range of groups including:

- Planners and Developers
- Architects and Builders
- Designers and Engineers
- Community Groups, Businesses and Householders

When considering improvements or repairs to properties, it is hoped that these groups will find the contents of the VDS informative and helpful. It is important for groups to be aware that even in cases where planning permission is not required, small alterations can have a significant impact on the appearance of the area and should therefore be implemented with sensitivity.

The VDS contains a series of Design Guidelines. In cases where these directly relate to the supporting text these have been included in the relevant section. The more generic guidelines are contained in a dedicated section towards the end of the document.



## 2. PLANNING POLICY GUIDANCE

The Thorney Village Design Statement will be taken into account when decisions on planning and listed building applications are made by Peterborough City Council and Thorney Parish Council. The statement has been written to take into account the Peterborough Local Plan (2005) and relates to the following policies contained within it:

### DESIGN AND AMENITY

- DA2: The effect of Development on the Amenities and Character of an Area
- DA3: Materials
- DA8: Design of Extensions and Alterations
- DA9: Protected Spaces and Frontages in Villages

### CONSERVATION OF THE BUILT ENVIRONMENT

- CBE3: Development affecting Conservation Areas
- CBE4: Demolition of Buildings in Conservation Areas
- CBE5: Demolition of Listed Buildings
- CBE6: Alterations, Extensions or Other Works to a Listed Building
- CBE7: Development affecting the Setting of a Listed Building
- CBE8: Sub-division of the Grounds of a Listed Building
- CBE9: Change of use of Listed Buildings

### OFFICE, INDUSTRY AND WAREHOUSING

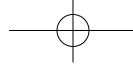
- OIW10: Employment Uses in Villages

### TRANSPORT

- T1: The Transport Implications of New Development
- T10: Car and Motorcycle Parking Standards
- T18: Former Peterborough to Wisbech Railway Line

### LANDSCAPE AND THE NATURAL ENVIRONMENT

- LNE4: Layout and Design to Safeguard Landscape Character
- LNE6: Buffer Zones for Development Bordering the Countryside
- LNE7: Areas of Historical Landscape or Parkland



### 3. LOCATION AND APPROACHES TO THE VILLAGE

Thorney is a community of more than 800 homes and approximately 2500 residents. It is located 11 kilometres (7 miles) east of Peterborough. The village lies to the south of the busy A47 Trunk Road, connecting the Midlands with the East Anglian Coast. The village itself is centred around the crossroads of the B1167 (formerly the A47 Trunk Road) and the B1040, which links Whittlesey in the south to Crowland in the north. The settlement is set on an “island” raised up to 5 metres (16 feet) above flat fenland, which is comprised predominantly of high-quality arable land with a few areas of rich pasture.

#### APPROACHES TO THE VILLAGE

There are four approaches to the village from each of the main compass points:

- **West Approach from Peterborough:**

The entrance to the village along *The Causeway* is framed by an avenue of mature trees and enhanced by views across Abbey Fields.

- **North Approach from Crowland:**

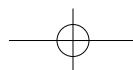
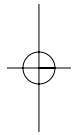
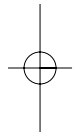
The access to the village along *Station Road* leads through open fen landscape and ribbon development housing coupled with some light industry. It provides imposing views of the Tankyard.

- **East Approach from Wisbech:**

The entry to the village along *Wisbech Road* is from flat open fenland passing the village primary school and Duke of Bedford Cottages.

- **South Approach from Whittlesey**

The approach to the village along *Whittlesey Road* is along a winding, tree-lined road that passes a number of old cottages and the Village Green, which is bordered by magnificent stone built houses and the historic Abbey Church.





## 4. A HISTORY OF THE SETTLEMENT OF THORNEY

### EARLY BEGINNINGS

The original island settlement of Thorney has a long history, which predates the Romans. At this time the area was surrounded by natural fenland and access to the village was by watercraft.

### MEDIEVAL THORNEY

From the 7<sup>th</sup> Century, a series of religious settlements was erected. In 972AD, a Benedictine monastery, founded by St Aethelwold and favoured by Kings, was endowed with a large fenland estate. It survived until the Dissolution of the Monasteries under Henry VIII in 1539. In 1550, the remains of the monastery and much of the surrounding fens were granted to John Russell, 1st Earl of Bedford. Much of the stone of the abbey was sold and removed from the area but the nave survived as a ruin. Some of the remaining stone was reused in the construction of the 17<sup>th</sup> and 18<sup>th</sup> century houses which now surround the Green.

### THE DRAINING OF THE FENS

During the 17<sup>th</sup> and 18<sup>th</sup> Centuries the area around the Green was developed with the rebuilding of the Abbey Church and the addition of several large houses. The Dukes of Bedford were closely involved in the venture of draining the fens, using the expertise of Dutchman, Cornelius Vermuyden and many others from France and the Low Countries. During this period, over 8000 hectares (20,000 acres) of excellent agricultural land were reclaimed.

### SAMUEL SANDERS TEULON

The 7<sup>th</sup> Duke of Bedford initiated the rebuilding of the village using the skills and architectural designs of Samuel Teulon. Basing the work on high aesthetic and practical standards, a "model village" was constructed between 1841 and 1865, which benefited tenants, trades people and the estate. The buildings include many cottages whose rows form a major architectural feature of modern Thorney. The Tankyard and engineering workshops supported the village, together with schools, shops, a post office and a relieving office for the poor and infirm. The project was constructed in a picturesque style, borrowing from medieval and Tudor designs for different parts of the village.

### 20<sup>TH</sup> CENTURY THORNEY AND THE FUTURE

The 20<sup>th</sup> Century saw an expansion of the village with various new building projects being completed. Initially this period of growth saw an increase in the range of services available within the village. While travel into nearby Peterborough and other places of work increased, many local services and light industries flourished. During this period, the levels of traffic travelling through the village on the A47 have risen exponentially and this has led to a reduction in the quality of life of Thorney residents. It is hoped that the completion of the new bypass to the north of the village will herald the beginning of a new era for Thorney.





## 5. VILLAGE CHARACTERISTICS

Thorney is a unique village with a number of notable characteristics. Many buildings are listed. There are 41 entries on the Statutory List covering over 80 buildings and structures, and a further 35 buildings are subject to Article 4 Directions within the Conservation Area. These buildings help to form the character of the village.



### THE ABBEY CHURCH

The Abbey Church is the most outstanding single feature of the village. It is visible from a distance, very imposing and gives an almost timeless quality to the Green and the streets surrounding it.

### THE 19TH CENTURY MODEL VILLAGE AND TANKYARD

All visitors and those simply passing through cannot help but notice and be impressed by the Duke of Bedford Cottages and the imposing building in the Tankyard. These buildings lend the village a charm which is unique and a sense of living history which captivates many a traveller.



Tankyard Officer's House





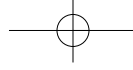
## SOCIAL, RETAIL AND INDUSTRIAL THORNEY

The village is a thriving community and is fortunate to have a range of businesses and commercial enterprises providing local employment in engineering, building, commercial and retail trades. It is significant that many of these enterprises have redeveloped older premises and are sited close to the conservation area and within the village envelope. Thorney is well provided for in social terms. It possesses several meeting places, two Places of Worship and a number of social facilities providing facilities for young and old people alike. There is a range of recreation, sport and educational facilities which are generally well used.



### DESIGN GUIDELINE: Social, Retail and Industrial Thorney

The future redevelopment of industrial, commercial and retail properties should be carried out with sensitivity to existing styles and extra care should be taken to ensure that the materials used help to maintain and enhance the village fabric.



## PARKS AND GREEN SPACES

Thorney has a number of parks and green spaces ranging in size, style and function. These include:

### THE GREEN

The Green lies immediately to the south of the Abbey Church. This protected green space is surrounded by mature trees and a range of impressive 17th and 18th Century houses.

### THE PARK

The Park is a large multi-purpose recreational facility set back from the south side of the B1167 and to the east of the B1040. It contains Thorney's main leisure and sporting facilities providing pitches for football, cricket, tennis and rugby as well as safe play areas for young children.

### ABBEY FIELDS

Abbey Fields is located in the south-west corner of the village, bordered by a stone wall on its eastern side and the Thorney River to the north and west. It is an area defined on the national register of Historic Landscape and Parkland and subjected to Policy LNE7 in the Local Plan 2005 (First Replacement). It is an extensive area of meadow and grassland currently in private ownership with no public access. It does, however, provide a particularly attractive visual amenity to the village. The rising slopes of this open pasture demonstrate clearly how Thorney was once an island. The current landowner is amenable to there being some use of the land for the development of walks, particularly around the perimeter avoiding land of archaeological interest.

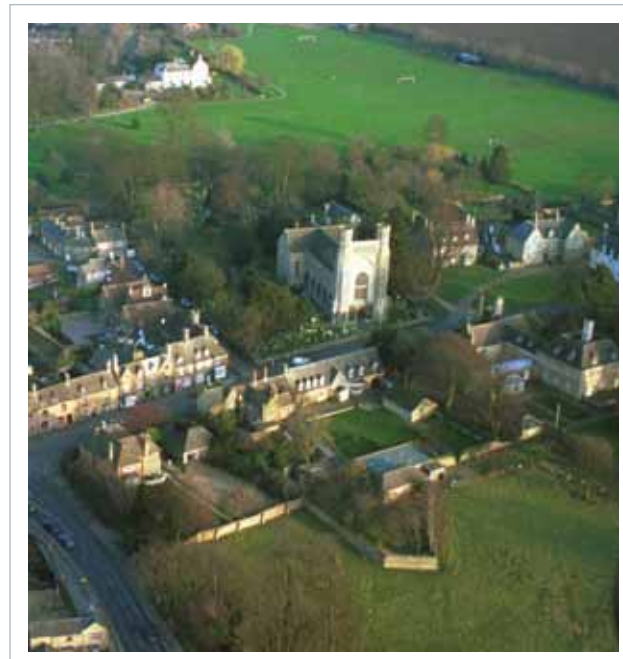
### THORNEY RIVER WALK

The Thorney River Walk is the only easily accessible walk for local people that involves walking across grassland. It lies outside the village envelope and access to it, is gained along a public footpath from the south side of the B1167 near the windmill.

The route continues along the tree-lined riverbank before returning to the village via a narrow road at Toneham Farm.

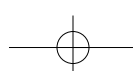
### THE PADDOCK, WISBECH ROAD

This small area of grassland is located adjacent to the small road leading to the Health Centre and to the north of the B1167. It is designated as a Protected Green Space within the Conservation Area.

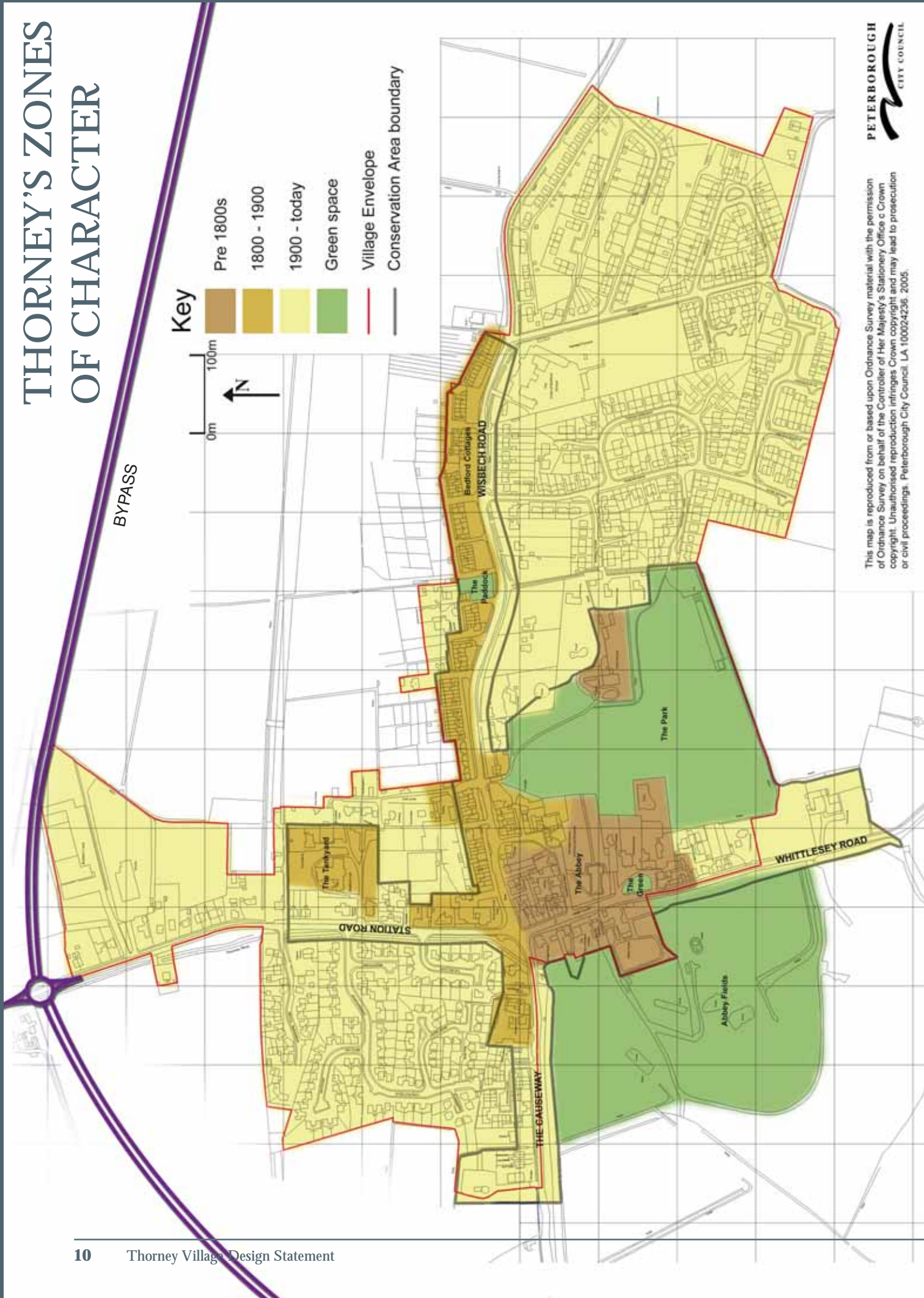


### DESIGN GUIDELINES: Parks and Green Spaces

Existing open space in and on the fringe of the village should be retained. Trees contribute greatly to the visual impact, the historic character and the appearance of the village. Consideration should be given to schemes of tree and hedge planting to maintain and expand the historic planting on the approach roads to the village and within the village, including the Park, to frame long views and focal points using appropriate species.



# THORNEY'S ZONES OF CHARACTER





## 6. ZONES OF CHARACTER

The development of Thorney throughout history has been made visible by its architecture, which broadly fit into three zones of character:

- Pre 19th Century Thorney – The Abbey and its Environs
- 19th Century Thorney – The Duke of Bedford Model Village
- 20th Century Thorney – The New Housing Developments

Much of the central part of the village has been classified in the Peterborough Local Plan as a conservation area and this designation incorporates parts of the Pre-19th Century Zone and the 19th Century Zone. The following definitions may prove useful to those reading this document.

### VILLAGE ENVELOPE

The primary purpose of the village envelope, and the policies which apply within and outside them, is to prevent the spread of development into the open countryside, to maintain the essential character of the settlement and to control the growth within and outside the settlement in accordance with the Local Plan settlement hierarchy and PPG3.

### LISTED BUILDINGS

Buildings are listed to preserve their special architectural or historic interest. They are protected by law so that alterations to them are restricted. In England and Wales the buildings are graded as follows:

- Grade I – buildings of exceptional interest
- Grade II\* – important buildings of more than special interest
- Grade II – buildings of special interest, warranting every effort to preserve them.

### CONSERVATION AREA

Conservation areas are “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. This designation gives control over the demolition of buildings and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area’s special interest.

### ARTICLE 4 DIRECTIONS

Article 4 Directions are issued in circumstances where specific control over development is required, particularly where the character of an area of acknowledged importance would be threatened. They are therefore more commonly applied to Conservation areas.



Park House



Abbey House



## PRE 19<sup>TH</sup> CENTURY THORNEY - THE ABBEY AND ITS ENVIRONS

The first zone includes a range of buildings including the Abbey and a number of houses bordering the village green. There are about thirty buildings in this area dating from the 11th to the 18th Century. The layout is typical of a traditional village centre with a green surrounded by generous buildings around the church, spreading to smaller accommodation around the edge.



Cottages on Church Street



Mix of Tudor and Georgian Styles



Mid 17th Century Stuart House



18th Century Cottages

### ARCHITECTURAL DETAILS

The buildings in the vicinity of the Abbey are mainly two-storey cottage style properties intermixed with significant larger detached houses. They are built from a limited mix of natural materials including local limestone. However, the overall impression is of grace and harmony, partly because the materials have had centuries to weather, and partly because their basic proportions are elegant and generous.

Abbey House, which faces the Green, dates from the late 16th Century. It has a series of gables and stone mullion windows with the walls comprising of rubble and stone. The roof is of Collyweston stone and there is a Georgian style frontage facing on to Abbey Place. The larger rear section overlooking Abbey Fields and the larger gardens is dated from around 1660. It has a square plan and is built of stone and rendered to resemble masonry. It has a steeply pitched roof and a large central chimneystack with other fine detailing in stone.

Extending south away from the Green and along the eastern side of Whittlesey Road is a row of smaller and older cottages forming a harmonious whole and reflecting the social and topological hierarchy of the village. Across the road is a long wall, typical of many surrounding old private grounds. Made of mellow stone and extended vertically at some time, it defines the southern approach to the village.

Church Street runs along the north side of the Abbey and is developed along its northern side with old cottages with a 19th Century insertion of Samuel Sanders Teulon's schools (now the Library and Social Centre). During the 19th Century, Samuel Sanders Teulon rebuilt the Churchyard Wall and its significance was recognised by a lottery grant for restoration in the 1990s.

On the eastern side of the Park, the 18th century Grade II listed and imposing Park House is characterised by a steeply pitched roof and Dutch gable.

### DESIGN GUIDELINE: The Abbey and its Environs

The visual exterior of the properties within the Conservation Area reflects the local building tradition of Thorney and unsympathetic alterations should be avoided. At times when the existing fabric of these buildings needs repairing, care should be exercised in carrying out such work with regard to the use of appropriate materials and the original appearance of the properties. Advice should be sought from the Conservation Team, Peterborough City Council.



## 19<sup>TH</sup> CENTURY THORNEY - THE DUKE OF BEDFORD MODEL VILLAGE

The buildings of 19th Century Thorney are characterised by two distinct developments:

1. Bedford Cottages
2. The Tankyard

### BEDFORD COTTAGES

The Duke of Bedford cottage development designed by Samuel Sanders Teulon is located principally on the north side of the B1167 road. It is part of an important historical zone that to a great extent provides Thorney with its unique character. The cottages dominate the village's main thoroughfare and together with the outbuildings and allotments provide a unique appearance and an historical record of the model village concept. All the Duke of Bedford cottages within the village envelope are subject to planning controls. The majority retain many traditional features and materials, though some have been inappropriately replaced and these minor blemishes impact on the whole.



The Receiving Office



A typical Duke of Bedford Cottage

### ARCHITECTURAL DETAILS

Although dominated by pale yellow bricks known as Thorney Lumps, a variety of materials and architectural details are present in the Bedford Cottages development. The detailing was used by Samuel Sanders Teulon to break up the possible monotony of a long terrace of buildings. This included utilising a range of styles of doors, windows, brickwork, chimneys and rainwater goods, and this development reflects the period of time through which the cottages were built (1841-65) Many of the outhouses at the rear of these buildings have been redeveloped and are still in use today. The resulting visual impact is a feature that should be considered in new developments to maintain the style and be in keeping with the rest of the village.

#### DESIGN GUIDELINES: Bedford Cottages

- Any developments on the south side of Wisbech Road should continue to be discrete and screened, as they have been to date.
- Extensions to the rear of the Bedford Cottages should be secondary in scale and respect the character and detailing of the original building. Peterborough City Council should consider preparing model plans for extensions to be used by owners as a basis for improvement schemes.
- Minor alterations to the outbuildings so that they can be used in association with the main house should be supported, subject to details and materials to ensure consistent and uniform design treatment.
- There should be a presumption against development within the allotment gardens of the Bedford Cottages to maintain the integrity of the model village plan.



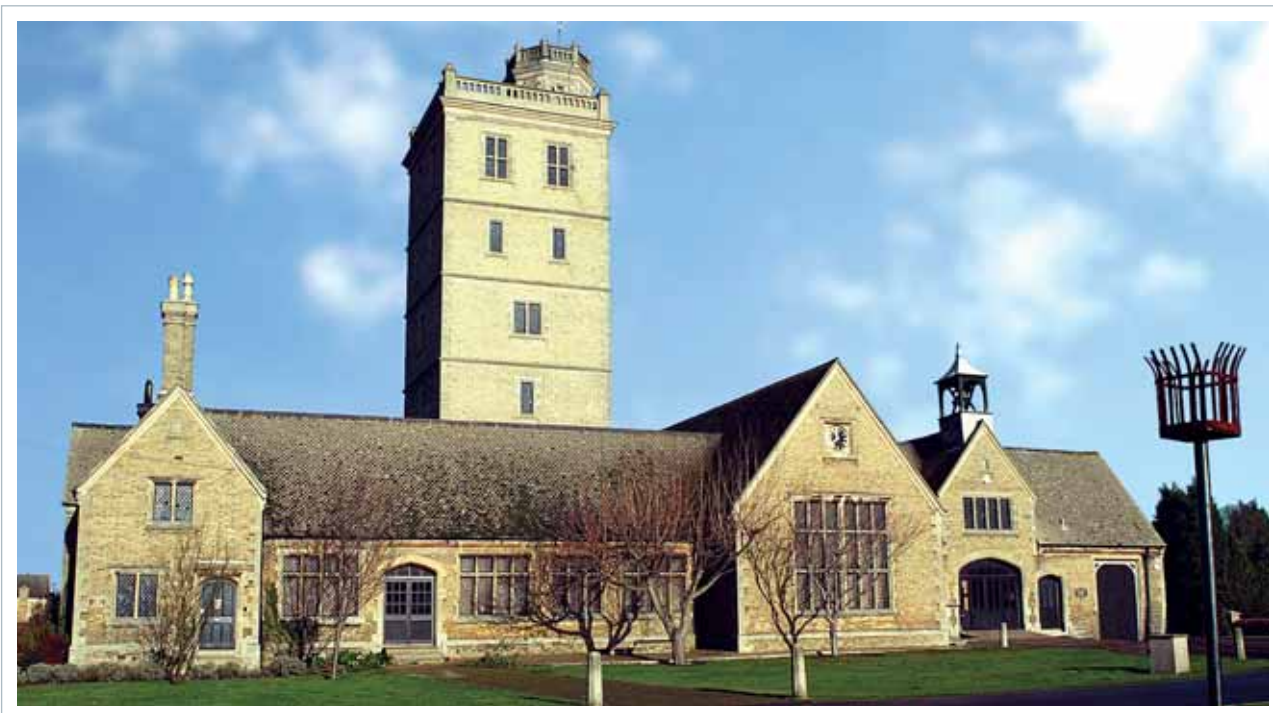
## 19<sup>TH</sup> CENTURY THORNEY - THE DUKE OF BEDFORD MODEL VILLAGE

### THE TANKYARD

The Tankyard is located to the north of the village adjacent to Station Road. Samuel Sanders Teulon and the engineer John Hodgson Jones designed the imposing building. Originally it accommodated the works that processed sewage and supplied Thorney with essential services such as water and gas. Set in a pleasant green space, the Tankyard is today used as the Village Hall as well as providing a home for the Thorney Heritage Museum and a number of small commercial enterprises. The Tankyard's tower is a distinctive landmark in the surrounding fenland landscape.

### ARCHITECTURAL DETAILS

The Tankyard's architectural features reflect those of the Bedford Cottages. The building's outstanding feature is its sheer size and presence, which is a result of its functional requirements at the time of construction.



### DESIGN GUIDELINES: Tankyard

The conservation of the fabric and character of the Tankyard are considered essential to the enhancement of the village as a whole. Effort should be made by local councils and conservation groups to prevent further erosion of the fabric of the buildings.



## 20<sup>TH</sup> CENTURY THORNEY - THE NEW HOUSING DEVELOPMENTS

During the second half of the 20th Century, a number of housing estates have been built developing outwards into the surrounding countryside. This process has added an additional 600 dwellings to the building stock and comprises almost three-quarters of the total number of homes in the village. Characterised by a variety of modern materials and designs, most have evolved with sufficient sensitivity not to detract or impinge on Thorney's central historic areas.



Russell Close



The Maltings

### ARCHITECTURAL DETAILS

The architectural details of the post-Teulon period are entirely in keeping with their period in the history of construction design. There is a mix of bungalows and two-storey semi-detached houses as well as some larger detached homes. Their design is of an appropriate standard and most properties are more spacious than the 19th Century houses. The majority of these houses are built using generally buff or sand-coloured brick with concrete roof tiles.

#### DESIGN GUIDELINES: New Housing Developments

- There should be more scope for innovative new design in the new housing developments of the 21st Century. However, the scale and style of such development should respect the traditional characteristics of Thorney and blend in with neighbouring properties.
- All extensions should be designed to match the principal building in terms of the materials, detailing and style of windows used.





## 7. DESIGN GUIDELINES:

The Thorney Conservation Area is already well protected by a number of policies in the Peterborough Local Plan and Listed Building and Article 4 Direction powers so many potential threats to its character and appearance can be controlled. The following guidelines will help to ensure that any future developments, including alterations and repairs to existing properties, are in sympathy with their surroundings. The village has distinct zones and the guidelines should be used as appropriate to the character of the specific zone.

### DESIGN GUIDELINES: Residential

- The design of alterations and extensions to historic buildings must be handled sensitively if the character of the building and the area is to be retained. Extensions should be significantly smaller than the principal building. In all extensions, materials and detailing should match the principal building.

### DESIGN GUIDELINES: Planning Controls

- At all times and particularly where unsympathetic alterations have taken place on historic buildings, owners should be encouraged to restore the building to its original condition when planning and listed building applications come forward for new works. Care should be taken to ensure that alterations or repairs to other buildings within the conservation area, enhance the area's overall character and appearance.
- Some buildings of historic importance, such as the former Tap Room near to the Rose and Crown Public House, are not listed buildings and are in a poor condition. Peterborough City Council should request English Heritage to include this building and other non-listed Duke of Bedford properties, including the cottages with Article 4 Directions, in the national Statutory List. These buildings form an important part of the character of the conservation area and the "model village" context. Including these buildings will help prevent unsympathetic alterations.

### DESIGN GUIDELINES: Commercial Development

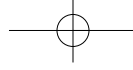
- The re-use or redevelopment of existing sites for commercial development will be encouraged. It would be expected that such development would be carried out with sensitivity to neighbouring uses and existing building styles and materials to enhance the village fabric.

### DESIGN GUIDELINES: Grants and Other Schemes

- Peterborough City Council should continue the successful Thorney Conservation Area Scheme to assist owners in the cost of the repair and restoration of original features such as cast-iron window frames, stone mullions, slate roofs, chimneys, boundary walls and other features.
- Peterborough City Council and Thorney Parish Council should investigate the opportunity of setting up a materials store of disused and reclaimed original materials such as Thorney Lump bricks, slates and cast iron windows for use by property owners in future repairs and restorations.

### DESIGN GUIDELINES: Environmental Enhancement

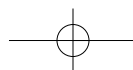
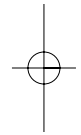
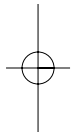
- Wisbech Road is currently designed to accommodate trunk route traffic. When the status is changed following the completion of the bypass, the road will revert to being a village thoroughfare. Thorney Parish Council and Peterborough City Council in consultation with the residents should bring forward an improvement scheme for Wisbech Road to enhance the character of the village.
- Peterborough City Council in liaison with Thorney Parish Council should secure, as part of the street enhancement scheme, additional planting and replacement street furniture along Wisbech Road, Station Road and Whittlesey Road.
- Re-establishment of the grassed areas at the side of the road should be brought forward as an integral part of the scheme.



## PROPERTIES WITHIN THE CONSERVATION AREA

### DESIGN GUIDELINES: Building Materials

- A limited range of building materials predominates in the Conservation Area and is an essential part of the character. This tradition should be maintained to protect the character of individual buildings and the area as a whole. In other areas, building materials should blend with neighbouring properties.
- Where windows are beyond repair then replacement windows should replicate the style of the original windows, and be set back the same depth as the originals. Windows in new buildings should be in harmony with recent similar buildings and respect neighbouring styles.
- Doors form a focal point on an elevation. Replacement external doors should be appropriate to the period of the property.
- Roof material in the conservation area should match the prevailing type and details. Elsewhere roofs should blend in with materials in use nearby.
- Chimneys should be retained and repaired. Chimneys should be a feature of new houses and match the design and materials of the local style.
- Some parts of the conservation area are characterised by an absence of boundary treatment. Here, the addition of a formal boundary would harm the street scene. Old walls and railings should be preserved and repaired using appropriate materials and reinstated where previously removed.





## 8. DESIGN GUIDELINES FOR PROPERTIES OUTSIDE THE CONSERVATION AREA

It is important that those areas of Thorney outside the Conservation Area avoid threats to their particular character and appearance. In these areas, as inside the Conservation Area, the following guidelines are intended to ensure that any future developments, including alterations and repairs to existing properties, are in sympathy with their surroundings.

### DESIGN GUIDELINES: Residential

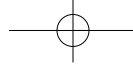
- New buildings should reflect the character of the surrounding development. On sites which are not immediately constrained by neighbouring traditional buildings there may be scope for innovation although the scale, style and massing will always need to respect the traditional characteristics of Thorney.
- It is important that developers and residents adapting or extending their properties are aware of the need for developments to be safe and secure. Reference should be made to the "Secured by Design" initiative organised by the Police.
- Developers and house builders should discuss their schemes with the Police Architectural Liaison Officer at an early stage and prior to submitting their plans. This action would ensure that crime risk is taken into account in local circumstances and in accommodating known risks so the threat to neighbouring properties is not increased.
- The village sustains and is sustained by a range of shops and other mixed uses which are a vital part of the area. The change of use of buildings from non-residential to residential is normally acceptable. However, the loss of facilities which serve a local need should be discouraged. The retention of the village's predominantly residential character should be encouraged whilst recognising the importance of small scale mixed uses to the community and character of the area.
- The design of any development abutting the surrounding landscape should reflect the historical and geographical perspective. Buildings on the edge of the village envelope should be particularly sensitive to the low-lying, flat and open nature of the surrounding landscape.

### DESIGN GUIDELINES: Commercial Development

- The reuse or development of existing or new sites for commercial development will be encouraged, where it does not adversely affect the privacy or appearance of adjacent properties or the residents' life styles. It would be expected that such developments would be carried out with sensitivity to neighbouring uses and existing building styles and materials to enhance the village fabric.

### DESIGN GUIDELINES: Building Materials

- Next to traditional buildings there should be consistency, particularly of scale, shape, roof pitch detailing and materials between old and new.
- The use of local traditional detailing is to be encouraged.
- In some areas stone is the appropriate building material. In the majority of other locations, brick is the predominant material and should be buff or yellow in colour.
- Care should be employed in the selection of appropriate doors and windows.
- Roofs should be in a type of tile which conforms to those in use on neighbouring properties.
- Rainwater furniture should match the types in use in the locality.
- Where property boundaries are marked, the materials used should not detract from the local character.



**DESIGN GUIDELINES: Environmental Enhancement**

- Wisbech Road is currently designed to accommodate trunk route traffic. When the status is changed following the completion of the bypass, the road will revert to being a village thoroughfare. Thorney Parish Council and Peterborough City Council in consultation with residents should bring forward an improvement scheme for Wisbech Road to enhance the character of the village.
- Peterborough City Council in liaison with Thorney Parish Council should secure as part of the bypass works a scheme of substantial structural tree and hedge planting along parts of the northern edge of the village to limit the impact of the bypass and the exposed fenland setting. Such planting would help to mitigate the noise nuisance of the bypass traffic and the loss of visual amenity.
- The opportunity to establish and re-establish footpaths, bridleways and cycle paths should be encouraged and developed in conjunction with schemes related to the village enhancement post bypass.
- In the area around Thorney there are colonies of bats and great crested newts. European legislation provides protection for these species and their habitats. Where barn conversions or roofing works are undertaken, or work in the vicinity of ponds is planned, then it would be the responsibility of the planning applicant to seek professional advice, if there could be an impact on these species. It is important that this action be taken to prevent a detrimental impact on the wildlife and to avoid costly delays for the applicant.





## 9. ADDENDUM

### CONCERNS EXPRESSED BY VILLAGERS

PLEASE NOTE: all of the following comments lie entirely outside the scope of the Village Design Statement. As a result, they are excluded from the terms of consideration as guidance. The list provides an indication of the issues that were raised by members of the public during the deposit process and at the public exhibition held in February 2004. These issues are matters that lie outside of the parameters of the VDS but can be used to give an indication to Peterborough City Council of the types of issues that currently concern residents.

#### LOCATION OF WHEELIE BINS

There is a concern that wheelie bins that are left on footpaths in front of houses have had a detrimental effect on the appearance of the village's streets. This problem has been exacerbated since the recent introduction of additional recycling bins. Houses built since 2000 have included specially constructed recesses to house the new style bins but the problem remains in other parts of the settlement.

#### PARKING ISSUES

Concern has been raised over the issue of parking in the village. The number of villagers owning cars and the number of vehicles per household has risen considerably over the last twenty years while the number of parking spaces has not. The result is that the number of parking spaces per property is now inadequate. In new building projects, particularly where three or four bedrooms are included in the design, consideration should be given to the provision of adequate parking spaces for each household. Inadequate numbers of parking spaces within property boundaries lead to on street parking which in turn creates access problems.

The practice of parents picking up their children from school by car is one that needs to be addressed and it is hoped that the construction of the bypass will lead to more parents encouraging their children to cycle or walk to school as the village environment becomes safer. Despite this, however, it is recognised that a number of children live outside the village and for them car travel is often the only practical option. For this reason, school-parking issues need to be addressed.

#### YOUTH FACILITIES

There is a concern amongst residents that there is a lack of facilities for young people in the village and that this may be linked to a recent increase in levels of anti-social behaviour amongst youths.

#### FLY-TIPPING

The recurrent problem of fly tipping has been raised and there is a concern that this is causing an unsightly blight on the countryside as well as causing immeasurable environmental damage to the local area.

#### SHELTERED HOUSING

Thorney currently has no provision for warden-controlled sheltered housing for the elderly. In a number of cases, local elderly residents have had no option but to leave the village for Peterborough or other surrounding settlements, whilst many would like to remain close to their family and friends.

#### VILLAGE ECONOMY

Some respondents were keen to see the introduction of a wider range of retail businesses including a bakery, a butcher, rural crafts and a farmers' market. Everyone concerned is aware that such enterprises would require substantial sustained local support to make these economically viable.

#### "TRAFFIC CALMING" MEASURES

A number of respondents wanted to ensure that traffic-calming measures implemented following the opening of the new bypass were sensitive to the village environment. There was concern that the measures must not replicate those in Eye, which were considered by many to be inappropriate for the village of Thorney. There was widespread support for the retention of speed cameras. The provision of parking bays on the north side of Wisbech road was a priority for many. Pedestrian crossings at strategic points and dropped kerbs to facilitate the progress of wheelchairs and powered conveyances were recommended.

#### EXTENSION OF BYPASS

There is growing concern that the new A47 bypass will lead to an increase in traffic (particularly heavy goods vehicles and farm machinery) travelling towards Whittlesey through the village crossroads. There is a desire amongst villagers for the bypass to be continued from the western roundabout, leading south and crossing the Thorney River before rejoining the existing B1040 beyond the village.

#### VILLAGE ENVIRONMENT

It has been recommended that a programme of bulb planting could enhance the village's approaches. Concern has also been registered about the need for a clean up of Thorney River at the side of Station Road, the B1040, and north of the crossroads.

#### RECREATIONAL FOOTPATH NETWORK ENHANCEMENTS

A major concern amongst residents that was highlighted during the consultation process was the dearth of recreational footpaths available in the area. It is hoped that any opportunity to supplement existing routes should be seized. The Peterborough Local Plan currently has policies which support the use of former railway alignments for recreational footpaths, bridleways and cycleways.



Detail from Receiving Office wall





## 10. ACKNOWLEDGMENTS

This Statement was produced by the Thorney Village Design Statement Group:

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### SOURCES OF USEFUL INFORMATION:

'Secured by Design' Leaflets are available from the Police. Their web address is [www.securebydesign.com](http://www.securebydesign.com)



Samuel Teulon's school buildings in Church Street